

Trumbull High School Building Committee
MINUTES
January 27, 2010

Call to Order:

The Chair, Mr. Nugent called the meeting to order at 7:07 p.m.

Present: Mr. Chmielewski, Mr. Doyle, Ms. Flynn, Mr. Jenkins, Mr. Lemay, Mr. McCabe, Mr. Meisner, Mr. Nugent, Mr. Ronnow and Ms. Timpanelli.

Absent: Ms. Gottlieb and Ms. King.

Also Present: A. Barbarotta of AFB, Stephen Burgess of JCJ, Mr. Greg Smolley of JCJ Mr. George Wiles of Wiles Associates, Brian Holmes of O&G, and Mary Markham, Recreation Director .

Mr. A. Babarotta reported that the Trumbull Town Council has requested that he give an update on the THS renovation at every monthly Town Council meeting. Mr. Barbarotta distributed a copy of the format, which will be used to update the Town Council for the building committee member's review and record. Today all the boilers were received on-site and were set. The auditorium masonry walls are up, the space is enclosed and protected from the weather. The project is on schedule to meet all deadlines.

Mr. Barbarotta reported that the professionals had been requested to look at the Hillcrest pool and calculate an estimate to renovate the existing Hillcrest pool. It is known that there would be extensive mechanical work needed at Hillcrest, the existing dehumidifier/ventilation system is not operable. The existing swimming pool equipment is ~~underground~~ *at basement level* and is not ~~to code~~ *operable*.

Mr. Holmes distributed a Summary Order of Magnitude Estimates – Hillcrest Middle School to renovate the existing pool, which would include the following items:

- Renovating the existing pool, raising the roof, accessibility work, new deck and pool finishes.
- Renovate the existing locker rooms.
- Add space for public locker rooms, toilets and separate entrance, plus new pool equipment and mechanical rooms.
- Grade site, add new electrical service and new water service, plus accessibility to new entrance

●**Option #1**

Renovate Existing Pool

●**Totals***Construction Cost*

● \$5,350,765 Soft Cost

\$673,435 Contingency & Escalation

● \$934,610 Total

\$6,958,810

The professionals have been conservative with the above estimate.

The existing pool is not appropriate for diving due to its depth (a 12' foot depth is needed for diving) and the location of the beginning of the slope, it would be the professionals' recommendation if the pool were to be renovated that it would be used as a lap pool only.

Demolishing the existing pool, building an auditorium & band room would include the following items:

- Demolish the existing pool building and infill swimming pool.
- Minor renovation of existing locker rooms.
- Construct new 600-seat auditorium in area of old pool. (Requested by superintendent)
- Construct new band room. (Requested by superintendent)
- Grade site and add accessible path to new auditorium.

● Option #2

Demo Existing Pool & Build Auditorium & Band Room

● Totals Construction Cost

● \$6,343,590 Soft Cost

\$745,790 Contingency & Escalation

● \$1,107,510 Total

\$8,196,890

In response to the committee members, Mr. Holmes agreed that it would be impossible to build a pool to code in the existing space, and there would not be any value in saving the

existing pumps or filters. Mr. Wiles replaced the gutters at Hillcrest and due to the size of the mechanical room there were many constraints 20 years ago. Mr. Wiles agreed that the pool's slope would not allow for diving, if you over dive you would hit the ascending slope, the pool is fine for racing, but Trumbull would not be able to host diving with the existing pool without raising the roof and lowering the bottom of the pool.

In response to the building committee, Mr. Smolley stated that the renovation of the pool would not receive 31% reimbursement from the State, and hesitantly thought it might be between 17-18% for reimbursement. A firewall could be built so that the whole middle school would not have to be renovated at the same time. Mr. Holmes stated that it would cost approximately \$85,000 to demolish the pool. The current population at Hillcrest Middle School is approximately 770.

Ms. Timpanelli explained the request for the auditorium & band room would be due to the fact that the BoE's ideal would be to have mirror middle schools in town.

Mr. Barbarotta stated that O&G's estimates have been very accurate throughout the process to date and believes the estimates represented in the Order of Magnitude of tonight's meeting are accurate as well. It would be AFB's recommendation to go out to bid with the proposed natatorium. That will allow the project to work with known/concrete numbers. There has been \$250,000 spent to date on preparation to go out to bid on the natatorium. It would cost approximately \$40,000 to redesign and go out to bid.

In response to the building committee, Mr. Barbarotta stated that the ventilation unit has not been working at all and already has been limping along, it probably would not be an option to leave Hillcrest as it is, something would have to be done. Mr. Doyle stated that the ed-spec does include the team rooms and bathrooms, which all need to be done to be code compliant.

Mr. Babarotta reported that he had spoken with David Wedge with the State of CT, and Mr. Wedge confirmed that if the pool is taken out of the project it would not affect the like-new-renovate status but the team rooms and bathrooms still need to be done. The project is currently in review with the state and it should be completed on February 11 2010. If parts are held back they will hold back the decision on the like-new-renovation status, and we would not get the reimbursement on the \$20 million mechanicals. The state is looking at square footage, and the portables and will be holding back some of the reimbursable on those items. The town needs to commit in order to receive all the reimbursements. Mr. Smolley added that building the team room/bathrooms area may be too large for the state to consider it to be a change order, but it may also prove to be too small to be an individual project with solid bids.

Mr. Lemay suggested a fact sheet be crafted by the professionals; with information regarding on where the pool portion of the project is currently and how it has been developed. There are too much contradicting information being discussed in the community and would like a fact sheet created in order to be sure to have the correct information out there.

Mr. Barbarotta stated that the building committee's charge included \$68 million for the THS renovation and \$5 million for the pool area. The building committee would need to have their charge amended by the town council if it the pool were to be removed. The project has

After review of the January 27, 2010 meeting minutes by the building committee at the February 11, 2010 meeting the 01-27-10 minutes were corrected to read with the addition of the following language originally the 01-27-10 minutes ended abruptly after the word "has" in the above paragraph.

Language added:

"it needs to do at this time to be ready to open for classes in September 2010.

Mr. Le may reiterated the need for a fact sheet, Mr. Barabarotta will work on the fact sheet with a sub-committee".

The THSBC adjourned by unanimous consent at 7:50p.m.

Respectfully Submitted

Margaret D. Mastroni, Clerk